

HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Sherbrooke CMA

Date Released: Second Quarter 2016



Housing market intelligence you can count on

Canada



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

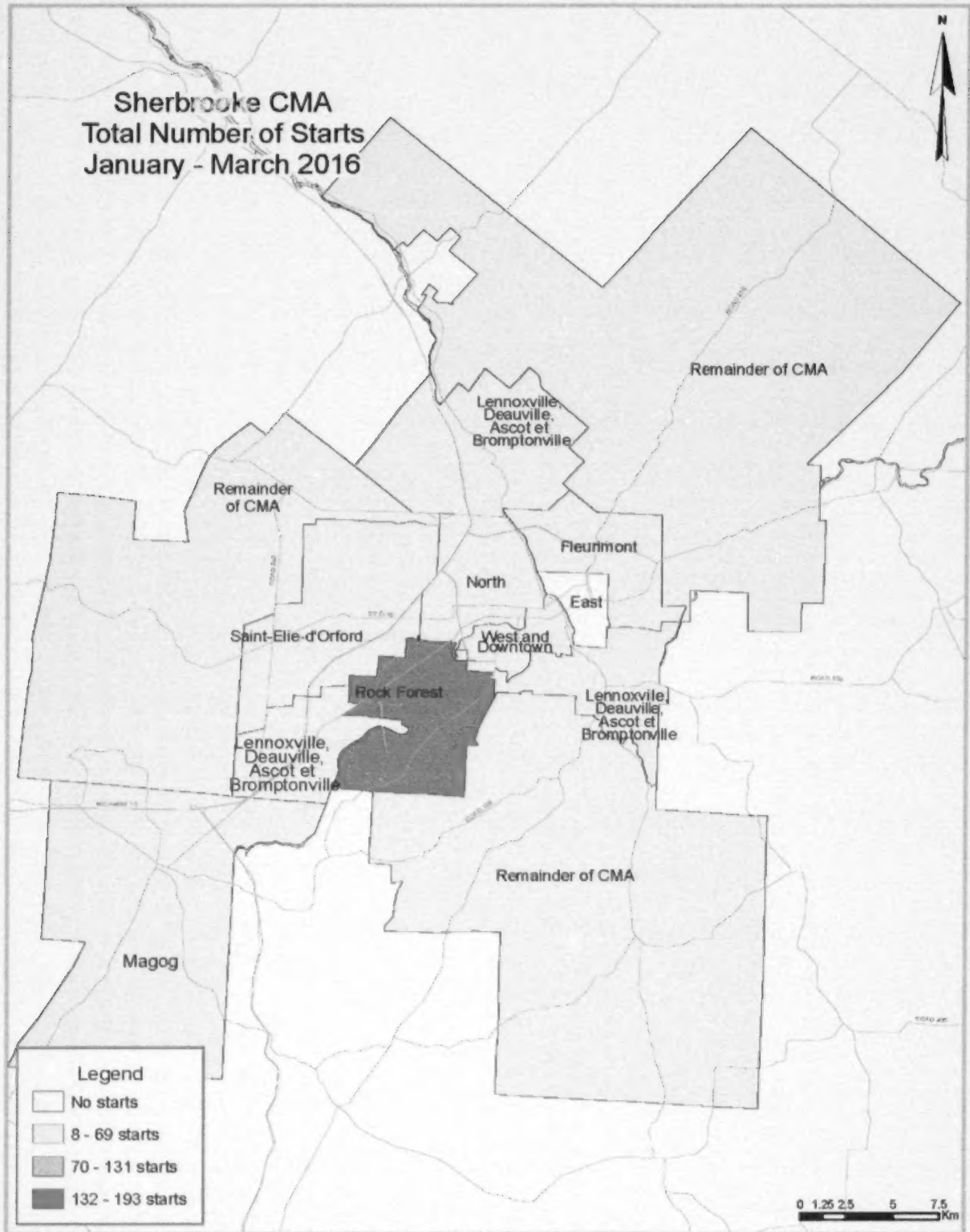
Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Sherbrooke CMA ¹	Annual		Monthly SAAR			Trend ²		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	369	305	282	223	256	326	297	272
Multiples	759	1,062	2,784	456	720	1,226	1,252	1,288
Total	1,128	1,367	3,066	679	976	1,552	1,549	1,560
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	300	279	29	30	3.4%	29	30	3.4%
Multiples	1,256	1,320	204	330	61.8%	204	330	61.8%
Total	1,556	1,599	233	360	54.5%	233	360	54.5%

Source: CMHC

¹ Census Metropolitan Area² The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Sherbrooke CMA
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q1 2016	30	48	6	0	0	10	0	242	360
Q1 2015	29	30	26	0	0	0	0	148	233
% Change	3.4	60.0	-76.9	n/a	n/a	n/a	n/a	63.5	54.5
Year-to-date 2016	30	48	6	0	0	10	0	242	360
Year-to-date 2015	29	30	26	0	0	0	0	148	233
% Change	3.4	60.0	-76.9	n/a	n/a	n/a	n/a	63.5	54.5
UNDER CONSTRUCTION									
Q1 2016	140	90	57	0	0	161	0	416	912
Q1 2015	150	64	52	0	0	43	4	644	957
% Change	-6.7	40.6	9.6	n/a	n/a	**	-100.0	-35.4	-4.7
COMPLETIONS									
Q1 2016	45	16	17	0	0	16	0	30	124
Q1 2015	51	14	20	0	0	11	0	24	120
% Change	-11.8	14.3	-15.0	n/a	n/a	45.5	n/a	25.0	3.3
Year-to-date 2016	45	16	17	0	0	16	0	30	124
Year-to-date 2015	51	14	20	0	0	11	0	24	120
% Change	-11.8	14.3	-15.0	n/a	n/a	45.5	n/a	25.0	3.3
COMPLETED & NOT ABSORBED									
Q1 2016	28	55	32	0	0	32	n/a	n/a	147
Q1 2015	34	46	42	0	0	15	n/a	n/a	137
% Change	-17.6	19.6	-23.8	n/a	n/a	113.3	n/a	n/a	7.3
ABSORBED									
Q1 2016	43	15	12	0	0	10	n/a	n/a	80
Q1 2015	50	22	23	0	0	16	n/a	n/a	111
% Change	-14.0	-31.8	-47.8	n/a	n/a	-37.5	n/a	n/a	-27.9
Year-to-date 2016	43	15	12	0	0	10	n/a	n/a	80
Year-to-date 2015	50	22	23	0	0	16	n/a	n/a	111
% Change	-14.0	-31.8	-47.8	n/a	n/a	-37.5	n/a	n/a	-27.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

		Ownership						Rental		Total*
		Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
		Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS										
Old City of Sherbrooke										
Q1 2016		2	0	0	0	0	10	0	38	50
Q1 2015		6	2	2	0	0	0	0	16	26
Suburbs of the old city of Sherbrooke										
Q1 2016		16	42	6	0	0	0	0	204	292
Q1 2015		10	14	24	0	0	0	0	126	174
New City of Sherbrooke										
Q1 2016		18	42	6	0	0	10	0	242	342
Q1 2015		16	16	26	0	0	0	0	142	200
Magog										
Q1 2016		4	6	0	0	0	0	0	0	10
Q1 2015		6	10	0	0	0	0	0	0	16
Remainder of the CMA										
Q1 2016		8	0	0	0	0	0	0	0	8
Q1 2015		7	4	0	0	0	0	0	6	17
Sherbrooke CMA										
Q1 2016		30	48	6	0	0	10	0	242	360
Q1 2015		29	30	26	0	0	0	0	148	233
UNDER CONSTRUCTION										
Old City of Sherbrooke										
Q1 2016		11	6	0	0	0	155	0	163	335
Q1 2015		17	2	2	0	0	34	0	428	483
Suburbs of the old city of Sherbrooke										
Q1 2016		45	74	52	0	0	0	0	244	463
Q1 2015		49	36	48	0	0	0	0	179	312
New City of Sherbrooke										
Q1 2016		56	80	52	0	0	155	0	407	798
Q1 2015		66	38	50	0	0	34	0	607	795
Magog										
Q1 2016		13	10	3	0	0	0	0	4	30
Q1 2015		27	16	0	0	0	9	4	31	87
Remainder of the CMA										
Q1 2016		71	0	2	0	0	6	0	5	84
Q1 2015		57	10	2	0	0	0	0	6	75
Sherbrooke CMA										
Q1 2016		140	90	57	0	0	161	0	416	912
Q1 2015		150	64	52	0	0	43	4	644	957

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Old City of Sherbrooke									
Q1 2016	2	0	3	0	0	4	0	28	37
Q1 2015	3	0	0	0	0	5	0	8	16
Suburbs of the old city of Sherbrooke									
Q1 2016	28	16	14	0	0	0	0	2	60
Q1 2015	13	6	20	0	0	6	0	16	61
New City of Sherbrooke									
Q1 2016	30	16	17	0	0	4	0	30	97
Q1 2015	16	6	20	0	0	11	0	24	77
Magog									
Q1 2016	5	0	0	0	0	12	0	0	17
Q1 2015	16	8	0	0	0	0	0	0	24
Remainder of the CMA									
Q1 2016	10	0	0	0	0	0	0	0	10
Q1 2015	19	0	0	0	0	0	0	0	19
Sherbrooke CMA									
Q1 2016	45	16	17	0	0	16	0	30	124
Q1 2015	51	14	20	0	0	11	0	24	120
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q1 2016	5	1	2	0	0	21	n/a	n/a	29
Q1 2015	10	2	2	0	0	14	n/a	n/a	28
Suburbs of the old city of Sherbrooke									
Q1 2016	15	43	30	0	0	5	n/a	n/a	93
Q1 2015	14	41	40	0	0	0	n/a	n/a	95
New City of Sherbrooke									
Q1 2016	20	44	32	0	0	26	n/a	n/a	122
Q1 2015	24	43	42	0	0	14	n/a	n/a	123
Magog									
Q1 2016	3	11	0	0	0	6	n/a	n/a	20
Q1 2015	5	3	0	0	0	1	n/a	n/a	9
Remainder of the CMA									
Q1 2016	5	0	0	0	0	0	n/a	n/a	5
Q1 2015	5	0	0	0	0	0	n/a	n/a	5
Sherbrooke CMA									
Q1 2016	28	55	32	0	0	32	n/a	n/a	147
Q1 2015	34	46	42	0	0	15	n/a	n/a	137

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Old City of Sherbrooke									
Q1 2016	4	0	2	0	0	3	n/a	n/a	9
Q1 2015	3	0	1	0	0	5	n/a	n/a	9
Suburbs of the old city of Sherbrooke									
Q1 2016	24	15	10	0	0	1	n/a	n/a	50
Q1 2015	11	15	21	0	0	8	n/a	n/a	55
New City of Sherbrooke									
Q1 2016	28	15	12	0	0	4	n/a	n/a	59
Q1 2015	14	15	22	0	0	13	n/a	n/a	64
Magog									
Q1 2016	4	0	0	0	0	6	n/a	n/a	10
Q1 2015	18	7	1	0	0	3	n/a	n/a	29
Remainder of the CMA									
Q1 2016	11	0	0	0	0	0	n/a	n/a	11
Q1 2015	18	0	0	0	0	0	n/a	n/a	18
Sherbrooke CMA									
Q1 2016	43	15	12	0	0	10	n/a	n/a	80
Q1 2015	50	22	23	0	0	16	n/a	n/a	111

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Sherbrooke (West and City Centre)	0	0	0	2	0	0	8	2	8	4	100.0
Sherbrooke (East)	0	0	0	0	0	0	0	4	0	4	-100.0
Sherbrooke (North)	2	6	0	0	0	0	40	12	42	18	133.3
Old City of Sherbrooke	2	6	0	2	0	0	48	18	50	26	92.3
Fleurimont	5	2	8	0	0	0	30	106	43	108	-60.2
Rock Forest	3	1	4	2	0	0	186	16	193	19	**
Saint-Élie-d'Orford	3	3	18	8	0	0	6	6	27	17	58.8
Lennoxville, Deauville, Ascot, Bromptonville	5	4	12	4	4	16	8	6	29	30	-3.3
Suburbs of the old city of Sherbrooke	16	10	42	14	4	16	230	134	292	174	67.8
New City of Sherbrooke	18	16	42	16	4	16	278	152	342	200	71.0
Magog	4	6	6	10	0	0	0	0	10	16	-37.5
Remainder of the CMA	8	7	0	4	0	0	0	6	8	17	-52.9
Sherbrooke CMA	30	29	48	30	4	16	278	158	360	233	54.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Sherbrooke (West and City Centre)	0	0	0	2	0	0	8	2	8	4	100.0
Sherbrooke (East)	0	0	0	0	0	0	0	4	0	4	-100.0
Sherbrooke (North)	2	6	0	0	0	0	40	12	42	18	133.3
Old City of Sherbrooke	2	6	0	2	0	0	48	18	50	26	92.3
Fleurimont	5	2	8	0	0	0	30	106	43	108	-60.2
Rock Forest	3	1	4	2	0	0	186	16	193	19	**
Saint-Élie-d'Orford	3	3	18	8	0	0	6	6	27	17	58.8
Lennoxville, Deauville, Ascot, Bromptonville	5	4	12	4	4	16	8	6	29	30	-3.3
Suburbs of the old city of Sherbrooke	16	10	42	14	4	16	230	134	292	174	67.8
New City of Sherbrooke	18	16	42	16	4	16	278	152	342	200	71.0
Magog	4	6	6	10	0	0	0	0	10	16	-37.5
Remainder of the CMA	8	7	0	4	0	0	0	6	8	17	-52.9
Sherbrooke CMA	30	29	48	30	4	16	278	158	360	233	54.5

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Sherbrooke (West and City Centre)	0	0	0	0	0	2	8	0
Sherbrooke (East)	0	0	0	0	0	0	0	4
Sherbrooke (North)	0	0	0	0	10	0	30	12
Old City of Sherbrooke	0	0	0	0	10	2	38	16
Fleurimont	0	0	0	0	2	0	4	106
Rock Forest	0	0	0	0	0	2	186	14
Saint-Élie-d'Orford	0	0	0	0	0	6	6	0
Lennoxville, Deauville, Ascot, Bromptonville	4	16	0	0	0	0	8	6
Suburbs of the old city of Sherbrooke	4	16	0	0	2	8	204	126
New City of Sherbrooke	4	16	0	0	12	10	242	142
Magog	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	6
Sherbrooke CMA	4	16	0	0	12	10	242	148

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	0	0	0	0	0	2	8	0
Sherbrooke (East)	0	0	0	0	0	0	0	4
Sherbrooke (North)	0	0	0	0	10	0	30	12
Old City of Sherbrooke	0	0	0	0	10	2	38	16
Fleurimont	0	0	0	0	2	0	4	106
Rock Forest	0	0	0	0	0	2	186	14
Saint-Élie-d'Orford	0	0	0	0	0	6	6	0
Lennoxville, Deauville, Ascot, Bromptonville	4	16	0	0	0	0	8	6
Suburbs of the old city of Sherbrooke	4	16	0	0	2	8	204	126
New City of Sherbrooke	4	16	0	0	12	10	242	142
Magog	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	6
Sherbrooke CMA	4	16	0	0	12	10	242	148

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Sherbrooke (West and City Centre)	0	4	0	0	8	0	8	4
Sherbrooke (East)	0	0	0	0	0	4	0	4
Sherbrooke (North)	2	6	10	0	30	12	42	18
Old City of Sherbrooke	2	10	10	0	38	16	50	26
Fleurimont	15	2	0	0	4	106	43	108
Rock Forest	7	5	0	0	186	14	193	19
Saint-Élie-d'Orford	21	17	0	0	6	0	27	17
Lennoxville, Deauville, Ascot, Bromptonville	21	24	0	0	8	6	29	30
Suburbs of the old city of Sherbrooke	64	48	0	0	204	126	292	174
New City of Sherbrooke	66	58	10	0	242	142	342	200
Magog	10	16	0	0	0	0	10	16
Remainder of the CMA	8	11	0	0	0	6	8	17
Sherbrooke CMA	84	85	10	0	242	148	360	233

Table 2.5: Starts by Submarket and by Intended Market
January - March 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	0	4	0	0	8	0	8	4
Sherbrooke (East)	0	0	0	0	0	4	0	4
Sherbrooke (North)	2	6	10	0	30	12	42	18
Old City of Sherbrooke	2	10	10	0	38	16	50	26
Fleurimont	15	2	0	0	4	106	43	108
Rock Forest	7	5	0	0	186	14	193	19
Saint-Élie-d'Orford	21	17	0	0	6	0	27	17
Lennoxville, Deauville, Ascot, Bromptonville	21	24	0	0	8	6	29	30
Suburbs of the old city of Sherbrooke	64	48	0	0	204	126	292	174
New City of Sherbrooke	66	58	10	0	242	142	342	200
Magog	10	16	0	0	0	0	10	16
Remainder of the CMA	8	11	0	0	0	6	8	17
Sherbrooke CMA	84	85	10	0	242	148	360	233

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Sherbrooke (West and City Centre)	1	0	0	0	3	0	24	0	28	0	n/a
Sherbrooke (East)	0	0	0	0	0	0	0	8	0	8	-100.0
Sherbrooke (North)	1	3	0	0	0	0	8	5	9	8	12.5
Old City of Sherbrooke	2	3	0	0	3	0	32	13	37	16	131.3
Fleurimont	4	1	2	0	6	4	0	4	12	9	33.3
Rock Forest	7	4	0	0	4	8	1	12	12	24	-50.0
Saint-Élie-d'Orford	6	0	4	0	0	0	0	4	10	4	150.0
Lennoxville, Deauville, Ascot, Bromptonville	11	8	10	6	4	4	1	6	26	24	8.3
Suburbs of the old city of Sherbrooke	28	13	16	6	14	16	2	26	60	61	-1.6
New City of Sherbrooke	30	16	16	6	17	16	34	39	97	77	26.0
Magog	5	16	0	8	0	0	12	0	17	24	-29.2
Remainder of the CMA	10	19	0	0	0	0	0	0	10	19	-47.4
Sherbrooke CMA	45	51	16	14	17	16	46	39	124	120	3.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Sherbrooke (West and City Centre)	1	0	0	0	3	0	24	0	28	0	n/a
Sherbrooke (East)	0	0	0	0	0	0	0	8	0	8	-100.0
Sherbrooke (North)	1	3	0	0	0	0	8	5	9	8	12.5
Old City of Sherbrooke	2	3	0	0	3	0	32	13	37	16	131.3
Fleurimont	4	1	2	0	6	4	0	4	12	9	33.3
Rock Forest	7	4	0	0	4	8	1	12	12	24	-50.0
Saint-Élie-d'Orford	6	0	4	0	0	0	0	4	10	4	150.0
Lennoxville, Deauville, Ascot, Bromptonville	11	8	10	6	4	4	1	6	26	24	8.3
Suburbs of the old city of Sherbrooke	28	13	16	6	14	16	2	26	60	61	-1.6
New City of Sherbrooke	30	16	16	6	17	16	34	39	97	77	26.0
Magog	5	16	0	8	0	0	12	0	17	24	-29.2
Remainder of the CMA	10	19	0	0	0	0	0	0	10	19	-47.4
Sherbrooke CMA	45	51	16	14	17	16	46	39	124	120	3.3

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Sherbrooke (West and City Centre)	3	0	0	0	0	0	24	0
Sherbrooke (East)	0	0	0	0	0	0	0	8
Sherbrooke (North)	0	0	0	0	4	5	4	0
Old City of Sherbrooke	3	0	0	0	4	5	28	8
Fleurimont	6	4	0	0	0	0	0	4
Rock Forest	4	8	0	0	0	4	1	8
Saint-Élie-d'Orford	0	0	0	0	0	0	0	4
Lennoxville, Deauville, Ascot, Bromptonville	4	4	0	0	0	6	1	0
Suburbs of the old city of Sherbrooke	14	16	0	0	0	10	2	16
New City of Sherbrooke	17	16	0	0	4	15	30	24
Magog	0	0	0	0	12	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	17	16	0	0	16	15	30	24

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	3	0	0	0	0	0	24	0
Sherbrooke (East)	0	0	0	0	0	0	0	8
Sherbrooke (North)	0	0	0	0	4	5	4	0
Old City of Sherbrooke	3	0	0	0	4	5	28	8
Fleurimont	6	4	0	0	0	0	0	4
Rock Forest	4	8	0	0	0	4	1	8
Saint-Élie-d'Orford	0	0	0	0	0	0	0	4
Lennoxville, Deauville, Ascot, Bromptonville	4	4	0	0	0	6	1	0
Suburbs of the old city of Sherbrooke	14	16	0	0	0	10	2	16
New City of Sherbrooke	17	16	0	0	4	15	30	24
Magog	0	0	0	0	12	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	17	16	0	0	16	15	30	24

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Sherbrooke (West and City Centre)	4	0	0	0	24	0	28	0
Sherbrooke (East)	0	0	0	0	0	8	0	8
Sherbrooke (North)	1	3	4	5	4	0	9	8
Old City of Sherbrooke	5	3	4	5	28	8	37	16
Fleurimont	12	5	0	0	0	4	12	9
Rock Forest	11	16	0	0	1	8	12	24
Saint-Élie-d'Orford	10	0	0	0	0	4	10	4
Lennoxville, Deauville, Ascot, Bromptonville	25	18	0	6	1	0	26	24
Suburbs of the old city of Sherbrooke	58	39	0	6	2	16	60	61
New City of Sherbrooke	63	42	4	11	30	24	97	77
Magog	5	24	12	0	0	0	17	24
Remainder of the CMA	10	19	0	0	0	0	10	19
Sherbrooke CMA	78	85	16	11	30	24	124	120

**Table 3.5: Completions by Submarket and by Intended Market
January - March 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Sherbrooke (West and City Centre)	4	0	0	0	24	0	28	0
Sherbrooke (East)	0	0	0	0	0	8	0	8
Sherbrooke (North)	1	3	4	5	4	0	9	8
Old City of Sherbrooke	5	3	4	5	28	8	37	16
Fleurimont	12	5	0	0	0	4	12	9
Rock Forest	11	16	0	0	1	8	12	24
Saint-Élie-d'Orford	10	0	0	0	0	4	10	4
Lennoxville, Deauville, Ascot, Bromptonville	25	18	0	6	1	0	26	24
Suburbs of the old city of Sherbrooke	58	39	0	6	2	16	60	61
New City of Sherbrooke	63	42	4	11	30	24	97	77
Magog	5	24	12	0	0	0	17	24
Remainder of the CMA	10	19	0	0	0	0	10	19
Sherbrooke CMA	78	85	16	11	30	24	124	120

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q1 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Q1 2015	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Suburbs of the old city of Sherbrooke													
Q1 2016	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	-
Q1 2015	0	0.0	0	0.0	2	18.2	1	9.1	8	72.7	11	-	-
Year-to-date 2016	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	-
Year-to-date 2015	0	0.0	0	0.0	2	18.2	1	9.1	8	72.7	11	-	-
New City of Sherbrooke													
Q1 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	-
Q1 2015	0	0.0	1	7.1	2	14.3	2	14.3	9	64.3	14	-	-
Year-to-date 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	-
Year-to-date 2015	0	0.0	1	7.1	2	14.3	2	14.3	9	64.3	14	-	-
Magog													
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2015	3	25.0	1	8.3	1	8.3	4	33.3	3	25.0	12	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	3	25.0	1	8.3	1	8.3	4	33.3	3	25.0	12	-	-
Remainder of the CMA													
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2015	0	0.0	3	17.6	2	11.8	6	35.3	6	35.3	17	-	345,460
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	3	17.6	2	11.8	6	35.3	6	35.3	17	-	345,460
Sherbrooke CMA													
Q1 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	288,750
Q1 2015	3	7.0	5	11.6	5	11.6	12	27.9	18	41.9	43	345,000	346,584
Year-to-date 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	288,750
Year-to-date 2015	3	7.0	5	11.6	5	11.6	12	27.9	18	41.9	43	345,000	346,584

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
First Quarter 2016**

Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Old City of Sherbrooke	-	-	n/a	-	-	n/a
Suburbs of the old city of Sherbrooke	-	-	n/a	-	-	n/a
New City of Sherbrooke	-	-	n/a	-	-	n/a
Magog	-	-	n/a	-	-	n/a
Remainder of the CMA	-	345,460	n/a	-	345,460	n/a
Sherbrooke CMA	288,750	346,584	-16.7	288,750	346,584	-16.7

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Sherbrooke

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q1 2016	388	790	1,486	221,448	11.5	252,528	13.5
Q1 2015	347	768	1,467	222,741	12.7	230,814	13.6
% Change	11.8	2.9	1.3	-0.6	n/a	9.4	n/a
YTD 2016	388	790	1,486	221,448	11.5	n/a	n/a
YTD 2015	347	768	1,467	222,741	12.7	n/a	n/a
% Change	11.8	2.9	1.3	-0.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2016	60	144	394	166,213	19.7	171,648	19.4
Q1 2015	57	175	365	178,540	19.2	172,586	17.7
% Change	5.3	-17.7	8.0	-6.9	n/a	-0.5	n/a
YTD 2016	60	144	394	166,213	19.7	n/a	n/a
YTD 2015	57	175	365	178,540	19.2	n/a	n/a
% Change	5.3	-17.7	8.0	-6.9	n/a	n/a	n/a
PLEX*							
Q1 2016	47	102	250	229,287	16.0	248,852	14.4
Q1 2015	41	97	214	249,241	15.7	238,994	15.6
% Change	14.6	5.2	16.8	-8.0	n/a	4.1	n/a
YTD 2016	47	102	250	229,287	16.0	n/a	n/a
YTD 2015	41	97	214	249,241	15.7	n/a	n/a
% Change	14.6	5.2	16.8	-8.0	n/a	n/a	n/a
TOTAL							
Q1 2016	496	1,045	2,153	214,960	13.0	242,989	14.5
Q1 2015	449	1,045	2,062	218,972	13.8	223,292	14.5
% Change	10.5	0.0	4.4	-1.8	n/a	8.8	n/a
YTD 2016	496	1,045	2,153	214,960	13.0	n/a	n/a
YTD 2015	449	1,045	2,062	218,972	13.8	n/a	n/a
% Change	10.5	0.0	4.4	-1.8	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

Data not available when there are fewer than 30 sales.

n/a Not applicable.

⁴ Refer to Centris® for the definitions.⁵ Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Sherbrooke Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	118.0	122.6	102.7	7.6	62.4	801
	February	567	2.89	4.74	118.3	123.9	102.8	7.6	62.3	789
	March	567	2.89	4.74	118.3	124.7	101.9	7.2	61.5	787
	April	561	2.89	4.64	118.2	124.7	103.2	6.9	62.0	786
	May	561	2.89	4.64	118.0	125.3	104.0	6.8	62.4	793
	June	561	2.89	4.64	118.0	125.2	107.0	6.9	64.2	797
	July	561	2.89	4.64	118.2	125.3	107.5	7.0	64.5	791
	August	561	2.89	4.64	118.2	125.2	107.4	7.1	64.4	783
	September	561	2.89	4.64	118.4	125.1	106.7	6.7	63.7	772
	October	561	2.89	4.64	118.4	125.2	106.2	6.5	63.2	773
	November	561	3.14	4.64	118.8	124.9	105.9	6.3	62.8	780
	December	561	3.14	4.64	118.7	124.4	105.5	6.6	62.7	794
2016	January	561	3.14	4.64	118.7	124.6	105.3	6.6	62.6	807
	February	561	3.14	4.64	118.9	125.1	106.1	6.9	63.2	810
	March	561	3.14	4.64		125.6	106.6	7.0	63.5	807
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [YouTube](#), [LinkedIn](#) and [Facebook](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2016 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

**Click www.cmhc.ca/housingmarketinformation
to view, download or subscribe.**

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information

- **Forecasts and Analysis –**
Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –**
Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one
central location.

Neighbourhood
level data.

Quick and
easy access.

cmhc.ca/hmiportal